Clay County, Missouri
Land Survey Document

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N 27142

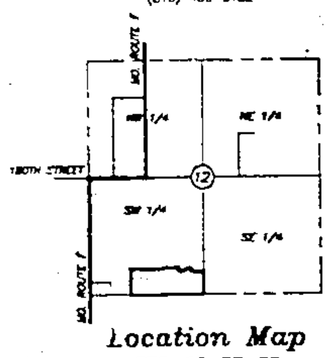
JAN 14 1997

Prepared By:
AYLETT SURVEY COMPANY
SURVEYORS AND ENGINEERS
207 NE 72ND STREET
GLADSTONE, MISSOURI 64118
(816) 436-0732

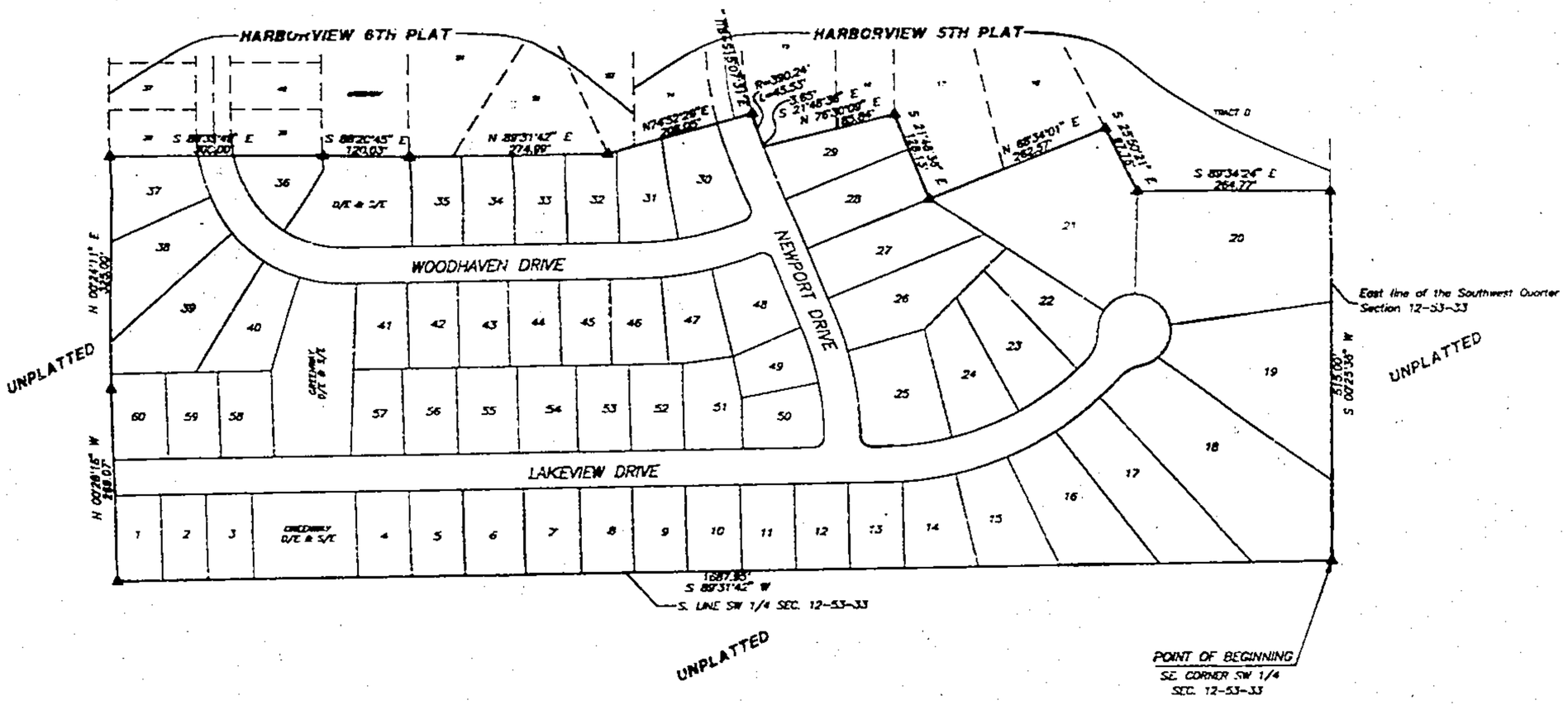
HARBORVIEW SEVENTH PLAT

FINAL PLAT
City of Smithville, Clay County, Missouri

SHEET 1 OF 2



Location Map
SEC. 12-53-33



LEGAL DESCRIPTION:
All that part of the Southwest Quarter of Section 12, Township 53, Range 33, in the City of Smithville, Clay County, Missouri described as follows: Beginning at the Southeast corner of the Southwest Quarter of said Section 12; thence South 89 degrees 31 minutes 42 seconds West along the South line of the Southwest Quarter of said Section 12, a distance of 1587.35 feet; thence North 00 degrees 28 minutes 18 seconds West, a distance of 289.07; thence North 00 degrees 24 minutes 11 seconds East, a distance of 355.00 feet, to the Southwest corner of Lot 38, HARBORVIEW 6TH PLAT, a subdivision of land in the City of Smithville, Clay County, Missouri; thence South 88 degrees 33 minutes 48 seconds East along the South line of said Lot 38, its Easterly prolongation and Lot 39 of said HARBORVIEW 6TH PLAT, a distance of 330.00 feet to the Southeast corner of said Lot 39; thence South 88 degrees 20 minutes 45 seconds East along the South line of the Greenway as shown on the recorded plat of said HARBORVIEW 6TH PLAT, a distance of 120.03 feet to the Southwest corner of Lot 51 of said HARBORVIEW 6TH PLAT; thence North 89 degrees 31 minutes 42 seconds East along the South line of Lots 51 and 53 of said HARBORVIEW 6TH PLAT, a distance of 274.89 feet to the Southwest corner of Lot 53, of said HARBORVIEW 6TH PLAT; thence North 74 degrees 53 minutes 28 seconds East along the Southeasterly line of said Lot 53 and the Southeasterly Lot line of Lot 14, of HARBORVIEW 5TH PLAT, a subdivision of Land in the City of Smithville, Clay County, Missouri, and its Easterly prolongation thereof a distance of 208.05 feet to a point on the Northeasterly right-of-way line of Newport Drive, said point being on the Southeasterly line of Lot 15, of said HARBORVIEW 5TH PLAT; thence Southeasterly along the Southeasterly line of said Lot 15, said line also being the Northeasterly right-of-way line of Newport Drive, having an initial tangent bearing of South 15 degrees 07 minutes 31 seconds East, and a radius of 390.24 feet, an arc distance of 43.53 feet, thence continuing along said right-of-way line, South 21 degrees 48 minutes 38 seconds East, a distance of 3.65 feet to the Southwest corner of said Lot 15, thence North 76 degrees 30 minutes 09 seconds East, along the Southerly line of Lots 15 and 16 of said HARBORVIEW 5TH PLAT, a distance of 181.06 feet to the Southeast corner of said Lot 16, said point being an angle point on the Westerly Lot line of Lot 17, of said HARBORVIEW 5TH PLAT; thence south 21 degrees 48 minutes 38 seconds East along the Southwesterly line of said Lot 17, a distance of 128.13 feet to the most southerly corner of said Lot 17; thence North 68 degrees 34 minutes 01 seconds East along the Southeasterly line of Lots 17 and 18 of said HARBORVIEW 5TH PLAT, a distance of 263.57 feet to the Southeast corner of said Lot 18; thence South 25 degrees 50 minutes 21 seconds East along the Southwesterly line of Tract B of said HARBORVIEW 5TH PLAT, a distance of 67.13 feet to the Southeast corner of said Tract B, said point being on the East line of the Southwest Quarter of said Section 12; thence South 88 degrees 34 minutes 24 seconds East along the South line of said Tract B, a distance of 264.77 feet to the southeast corner of said Tract B; thence South 00 degrees 24 minutes 36 seconds West along the East line of the Southwest Quarter of said Section 12, a distance of 315.00 feet to the Point of Beginning. Contains 22.37 acres more or less.

DEDICATION: The undersigned proprietors of the tract of land described hereon has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "HARBORVIEW SEVENTH PLAT".

EASEMENTS: An easement or access is hereby granted to the City of Smithville, Missouri to locate, construct and maintain or to authorize the location, construction, maintenance and use of conduits, sewers and water mains, gas, poles or wires, anchors and surface drainage, upon over and under the areas outlined on this plat and designated by the words "Utility Easement" or "U/E", "Sanitary Easement" or "S/E", "Drainage Easement" or D/E.

STREETS: Streets shown on the plat and not hereafore dedicated to public use as thoroughfares, are hereby so dedicated.

BUILDING LINES: Building lines or setbacks lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the street line.

IN TESTIMONY WHEREOF: CRAIG PORTER DEVELOPMENT, L.L.C., a Missouri Limited Liability Corporation, has by the authority of its Board of Directors caused this instrument to be executed by its Manager this 26th day of June, 1996.

CRAIG PORTER DEVELOPMENT, L.L.C.
Craig A. Porter
Craig A. Porter, Manager

STATE OF MISSOURI }ss.
COUNTY OF CLAY }

On this 26th day of June, 1996, before me appeared Craig A. Porter to me personally known, who being by me duly sworn, did say that he is Manager of CRAIG PORTER DEVELOPMENT, L.L.C. and that said instrument was signed in behalf of said corporation by authority of its Board of Directors and said Craig A. Porter acknowledged said instrument to be the free act and deed of said corporation.

My commission Expires 3-27-2000
Diane J. Aylett
NOTARY PUBLIC

This plat of "HARBORVIEW SEVENTH PLAT" has been submitted to and approved by the Planning Commission this 11 day of JUNE 1996.

CHAIRMAN
SECRETARY

The dedications shown on this plat have been accepted by the City Commission of the City of Smithville, Missouri, this 18 day of JUNE 1996.

MAYOR
CITY CLERK

STATE OF MISSOURI }ss.
COUNTY OF CLAY }

This is to certify that this instrument was filed for record in the Register Of Deeds Office on the 14 day of June, 1996, in Book E Page 75 at _____ PM/AM O'Clock.

DEPUTY
REGISTER OF DEEDS

I hereby certify: that the plat of HARBORVIEW SEVENTH PLAT subdivision is based on an actual survey done by me or under my direct supervision and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of land surveying, and that all subdivisions to be based of my professional services are shown hereon.

DATE: 8-20-96 DON ESTHER AYLETT NUMBER LS-2014 MISSOURI
Don Esther Aylett, LS-2014
LICENSED LAND SURVEYOR

LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Main Easement
△ Denotes Existing Monument
▲ Denotes Monument to be set after construction of Utilities and Streets.
● Denotes 1/2" Rebars to be Set with Plastic Caps #2014
○ Denotes Existing Bar

NOTE: BEARING SYSTEM BASED ON SOUTH LINE OF THE SOUTHWEST QUARTER OF SEC. 12-53-33 HAVING A BEARING OF S 88°31'42" W

JOB NUMBER
30470
30470FINAL.DWG

Prepared For:
CRAIG PORTER DEV., INC.
P.O. BOX 136
KEARNEY, MO. 64060